

Burns Harbor Redevelopment Commission
Regular Meeting
February 10, 2016

The Redevelopment Commission of the Town of Burns Harbor, Porter County, Indiana met in its regular session on Wednesday, February 10, 2016 in the Town Hall. The meeting was called to order by Redevelopment Commission President, Marcus Rogala at 6:00 p.m.

The Pledge of Allegiance to the American Flag was recited.

Roll Call: Commissioner Biancardi ----- Present
Commissioner Bozak ----- Present
Commissioner Hull ----- Present
Commissioner Poparad ----- Present
Commissioner Rogala ----- Present
Commissioner Ralph Ayres ---- Absent (School Board Appointment)

Clerk-Treasurer Jane Jordan was present. A quorum was attained.

Commissioner Rogala informed the Commission that Commissioner Ayres was absent due to his mother's passing.

Additional Officials Present: Attorney Clay Patton, Town Engineer Hesham (Shem) Khalil, Joseph Rurode and Tina Rongers – arrived later in the meeting.

Approval of Minutes:

Commissioner Biancardi made a motion to approve January 13, 2016 meeting minutes. Commissioner Bozak seconded the motion. Commissioner Biancardi – Aye, Commissioner Bozak – Aye, Commissioner Hull – Aye, Commissioner Poparad – Aye, Commissioner Rogala – Aye. **Motion passed.**

Correspondence:

Commissioner Poparad informed the Commission that the Town of Porter reached out to Joe Rurode pertaining to paving South Babcock Road south of the railroad crossing. Town of Porter plans to pave the east side of the road within their jurisdiction. Commissioner Poparad stated the Council will discuss the matter at their next Council meeting.

Presentation of Resolutions, Petitions, Communications, Ordinances and Remonstrance:
None presented.

Business:

Approval of Claims:

Commissioner Biancardi requested that the claims made available to the Commission prior to the meeting.

Commissioner Biancardi made a motion that the Commission approves all claims with three or more signatures. Commissioner Poparad seconded the motion. Commissioner Biancardi – Aye, Commissioner Bozak – Aye, Commissioner Hull – Aye, Commissioner Poparad – Aye, Commissioner Rogala – Aye. **Motion passed.**

Approval of financial report for January 2016:

Commissioner Hull made a motion that the Commission approves the financial report for January 2016. Commissioner Biancardi seconded the motion. Commissioner Biancardi – Aye, Commissioner Bozak – Aye, Commissioner Hull – Aye, Commissioner Poparad – Aye, Commissioner Rogala – Aye. **Motion passed.**

Economic Development Staff overview and objectives:

Joe Rurode informed the Commission that in the upcoming year the staff will be working with the departments and looking for funding opportunities within the economic development plans for the town in conjunction with LiveWorkLearnPlay.

Tina Rongers informed the Commission this economic development team along with existing department heads and personnel will enable the Town to advance not just one single project or one particular RDC. There will be opportunity to look at a larger project mix across the town to serve the master development process but also some of the other town needs that have been discussed. What we hope to bring forth by working together as a team as projects are identified is really trying to bring you a targeted mix of projects and making sure the limited funds that the Town has in its coffers today, will be maximized by who we partner with and the funding we go

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after. We will be looking at funding streams that come from the federal level, regional and state level as well as local dollars.

Approval of professional services agreement by LiveWorkLearnPlay 2016:

Commissioner Rogala stated as a resident, volunteer, town representative, and now as an elected official, I have been involved with betterment of Burns Harbor for over eight years now. Throughout these eight years, I have countlessly listened to both our residents and public officials discuss how they want to see our town grow and evolve and throughout these eight years, I have observed a town at a standstill remaining dormant and with little to no observable progress at all. Fortunately, I very much believe a reasonable plan was created prior to this council and commission's involvement and after very careful consideration, I believe this plan will not only "work towards the goal of continuously enhancing the quality of life for existing and future residents, employers, and employees of Burns Harbor", but it will also help us "attract visitors, new business and investment."

I sit next to these four commissioners with pride. I am more than humbled by the fact that each has expressed, with high priority, their concerns, questions, and ideas in relation to the value Live Work Learn Play can provide our Town. From the day of the November election to now, we have constantly asked about how and when residents will see not only economic, but also community growth in the town such as restaurants, stores, or places to gather. We continually ask each other the hard questions, but it's the hard questions that are driving us to do what's best for not only the residents today, but for tomorrow's Burns Harbor as a whole.

With the focus on economic development, this leadership promises not to lose sight of sustainability. As we grow, or plan to grow with development, we must assure our investors, our businesses, and our residents that we will be able to maintain our future development. Sustainability has been and will continue to be greatly factored within all my decisions on how to move forward with economic growth in the town of Burns Harbor. Along with the importance of sustainability, I have a special interest in seeing Burns Harbor become a community that is welcome and walkable.

The town will assess ways to provide for the expansion of walking and biking. I would personally like to slow the growth of traffic congestion on major roadways in town by working with INDOT and creating a road diet. The town can do this by encouraging development densities that promote walking and get away from the over-reliance on the individual automobile. This could in turn show INDOT a need for speed reduction and engineering of dieted roadways in order to create a sense of a downtown in Burns Harbor.

Finally, I believe everyone must realize RDC money is not truly the "Town's Money". TIF money are funds that have been derived from the county schools, airports, libraries, etc. So when the RDC comes to make choices on behalf of redevelopment in the town, we must be sure that we are making choices to not only benefit the town, but also benefit the county/region. And in support of the county and region, we believe it's our obligation to create a sense of place for the region to also visit and support.

With all that I have explained, and with careful consideration, I'm confident that LWLP's Master Development & Revitalization Plan and Roadmap Implementation is our best resource to be able to move the town forward responsibly in opportune fashion.

Commissioner Hull made a motion that the Commission accepts the contact from LiveWorkLearnPlay for 2016. Commissioner Biancardi seconded the motion. Commissioner Biancardi – Aye, Commissioner Bozak – Aye, Commissioner Hull – Aye, Commissioner Poparad – Aye, Commissioner Rogala – Aye. **Motion passed.**

Approval of professional services agreement by Danielle Ziulkowski:

Commissioner Biancardi stated she would like to work with Danielle and come up with expectations and job duties for the additional hourly projects.

Commissioner Hull stated the second option that is a tiered program is a good format for us. I'd be interested in seeing how the expectations fill up. I would make a motion that the Commission accept proposal option one as a standing working document until we receive a contract for services that we may need prior to having a contract accepted. Commissioner Biancardi seconded the motion. Commissioner Bozak asked the second option when we look at the numbers is more expensive, than the third and fourth. Danielle Ziulkowski stated I tried to make that second option on a realistic range of what hours were worked last year not knowing what's expected. I tried to find numbers that realistically had the Town's best interest in mind and worked in your favor. Commissioner Hull stated to be clear this is not just use by the Redevelopment Commission but also other aspects of the town for communications. Departments that have a

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communications project should contact their liaison. Commissioner Biancardi – Aye, Commissioner Bozak – Aye, Commissioner Hull – Aye, Commissioner Poparad – Aye, Commissioner Rogala – Aye. **Motion passed.**

Approval of 2015 second installment payment to Duneland School Corporation:

Clerk-Treasurer Jordan stated it is an agreement that the Redevelopment Commission has with the School Corporation to give them a portion of the TIF money captured by the RDC back to the School for projects they need.

Commissioner Hull stated in a previous meeting a question was raised about how the School chooses to use those funds. Do we know how the School uses the money?

Clerk-Treasurer Jordan stated the agreement states that the School Corporation will report back to the RDC once a year showing how the funds were used. The School Corporation did submit that report to the Town last year and I would anticipate they would do that again this year as well.

The Commission discussed the payment calculation.

Commissioner Biancardi made a motion that the Redevelopment Commission pays the Duneland School Corporation per their September 2014 agreement its Pay 2015 seconded installment of \$38,135.07. Commissioner Poparad seconded the motion. Commissioner Biancardi – Aye, Commissioner Bozak – Aye, Commissioner Hull – Aye, Commissioner Poparad – Aye, Commissioner Rogala – Aye. **Motion passed.**

Update on Business Meet and Greet:

Commissioner Biancardi informed the Commission the invitations were sent out. The event is scheduled for February 25th from 5:00 p.m. to 8:00 p.m. at Duneland Falls. Joe Rurode and Toni will make some calls to companies they have contacts for RSVPs.

Update on Fiber optic network project:

Joe Rurode informed the Commission that he has met with the Chesterton town manager to discuss what Chesterton intends to do. There are options the town can take. The Town could piggyback with Chesterton or Valparaiso or go alone. At this point in time we need to be in touch with the Chesterton RDC President along with their consultant to get a more technical breakdown on that. He also spoke with a third party consultant with regards to putting together a cursory study to understand the fiber availability, the location for the town to tie in and other facts we should take into consideration. I have asked him to submit a quote to put together a scope for that.

Commissioner Rogala informed the Commission he spoke to the consultant as well. He advised as a town we need to decide what we want to supply in town, do we want residential or just business. There are certain classifications to fiber you would need to bring into town based upon those decisions. He suggested dovetailing off Chesterton but involve Town of Porter, City or Portage. If everybody is going in, it will cost less.

Discussion and possible action of Redevelopment Commission personnel change:

Commissioner Rogala informed the Commission that Commissioner Poparad would like to step down and advocate the promise that was made to put citizens on the Board. The other four Commissioners would like to remain on the Board for 2016. Commissioner Rogala will recommend to the Council President that he appoint a resident tonight for the open Commission seat.

Good of the Order of the Community and any other business that may come before the Commission:

Commissioner Rogala informed the Commission that there are some things I would like to have done in town, sidewalks on Haglund and the road diet. I have discussed them with Shem.

Town Engineer Hesham Khalil informed the Commission he would be an augmentation to LiveWorkLearnPlay and would be part of the team.

The Commission had Shem Khalil discussed the use of a product called flexi-pave.

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The Commission and staff discussed how their projects need to be a coordinated effort.

Burns Harbor resident Brad Enslen of Sherman Avenue recommended the Commission come up with a strategy to connect the projects and plans in town.

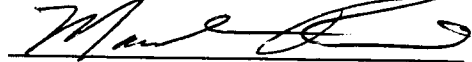
Burns Harbor resident Sarah Oudman of Clifford Way suggested that the Commission consider using a bio-swale to address storm water issues.

Burns Harbor resident Gene Weibl of Castle Street commended the Commission for entering into a contract with LiveWorkLearnPlay.

Commissioner Poparad made a motion that we adjourn. Councilman Bozak seconded the motion. Commissioner Biancardi – Aye, Commissioner Bozak – Aye, Commissioner Hull – Aye, Commissioner Poparad – Aye, Commissioner Rogala – Aye. **Motion passed.**

There being no further business to discuss, the meeting concluded at 6:45 p.m.

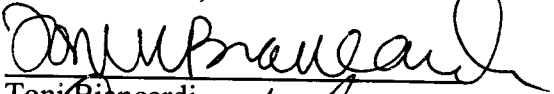
REDEVELOPEMENT COMMISSION
FOR THE TOWN OF BURNS HARBOR



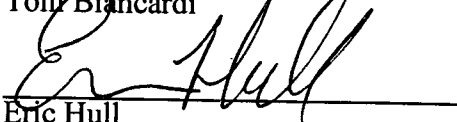
Marcus Rogala, President



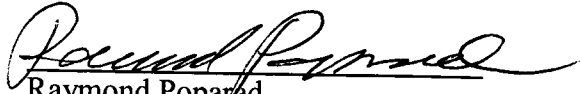
Andrew Bozak, Vice President



Tony Biancardi



Eric Hull



Raymond Poparad

ATTEST:



Raymond Poparad, Secretary